



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD16-3

APPLICANT: Stephanie O'Hara Living Trust, Dirk O'Hara, and O'Hara Investment, LLC

DATE: March 10, 2016

LOCATION: End of Echo Trail abutting Trails Golf Course

WARD: 2

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Preliminary Plat for a Single-Family Lot

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider expansion of an existing home and a preliminary plat. This property is currently zoned R-1, Single Family Dwelling District, and PL, Parkland District, and rezoning is requested to R-1, Single Family Dwelling District.

Please join us for a Pre-Development discussion of this proposal on Thursday, March 24, 2016 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

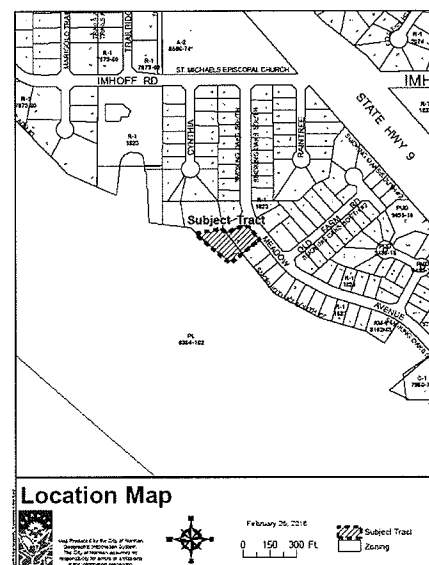
This applicant has filed a concurrent application for Planning Commission consideration of this project at their April 14, 2016 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 14-3

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER O'HARA, STEPHANIE J-LIV TRT-TRTEE / O'HARA, DIRK P-TRTEE; and O'Hara Investments, LLC	ADDRESS c/o Atty Sean Paul Rieger 136 Thompson Drive, Norman, OK 73069
EMAIL ADDRESS c/o Atty Sean Paul Rieger sp@riegerllc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Atty Sean Paul Rieger. 405-329-6070 BEST TIME TO CALL: M-F, 8-5

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____
 At the end of Echo Trail abutting Trails Golf Course

_____ roughly .8399 (including existing lot)
 and containing approximately _____ acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

A single family dwelling, expanded from existing lot into newly platted area. Total site would be roughly .8399 acres.

This proposed development will necessitate (check all that apply):

- ☒ 2025 Plan Amendment ☐ Growth Boundary
☒ Land Use
☐ Transportation
☒ Rezoning to R-1, Single Family Dwelling District(s)
☐ Special Use for _____
☐ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☒ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: PL, Parkland
 Current Plan Designation: Open Space

Concurrent Planning Commission Review Requested: 0

Received on: 9-7-16
 at 3:56 a.m./p.m.
 by mt

O
F
F
I
C
E

U
S
E

O
N
L
Y



7 March 2016

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

I represent the O'Hara family in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for a Rezoning, 2025 Plan Change, and Preliminary Plat as it pertains to a parcel of land at the end of Echo Trail. The property is currently zoned PL Parkland, and is 2025 Planned Open Space. We seek to rezone to R-1 Single Family District and 2025 Plan change to low density residential.

The property is adjacent to the Trails golf course and is at the extension of Echo Trail. The Applicant seeks to put to use a parcel that has been previously created and is available for the expansion of an adjacent existing home that seeks to be a compliment and good addition to the abutting neighborhood. The home will be carefully planned to work within the site and creatively make use of the natural features of the land.

We respectfully request your support for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
S.P. RIEGER PLLC

A handwritten signature in black ink, appearing to read 'Sean Paul Rieger', is written over a horizontal line.

By: Sean Paul Rieger
Attorney at Law ▪ Architect ▪ Broker

© 2006 CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM THE CONSULTING ENGINEERS, P.C.

© 2006 CONSULTING ENGINEERS, P.C. ALL RIGHTS RESERVED. THESE DOCUMENTS MUST NOT BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM THE CONSULTING ENGINEERS, P.C.

**OWNER/DEVELOPER
ADDRESS:**
DIRK O'HARA
1126 RAMBLING OAKS DRIVE
NORMAN, OK 73072

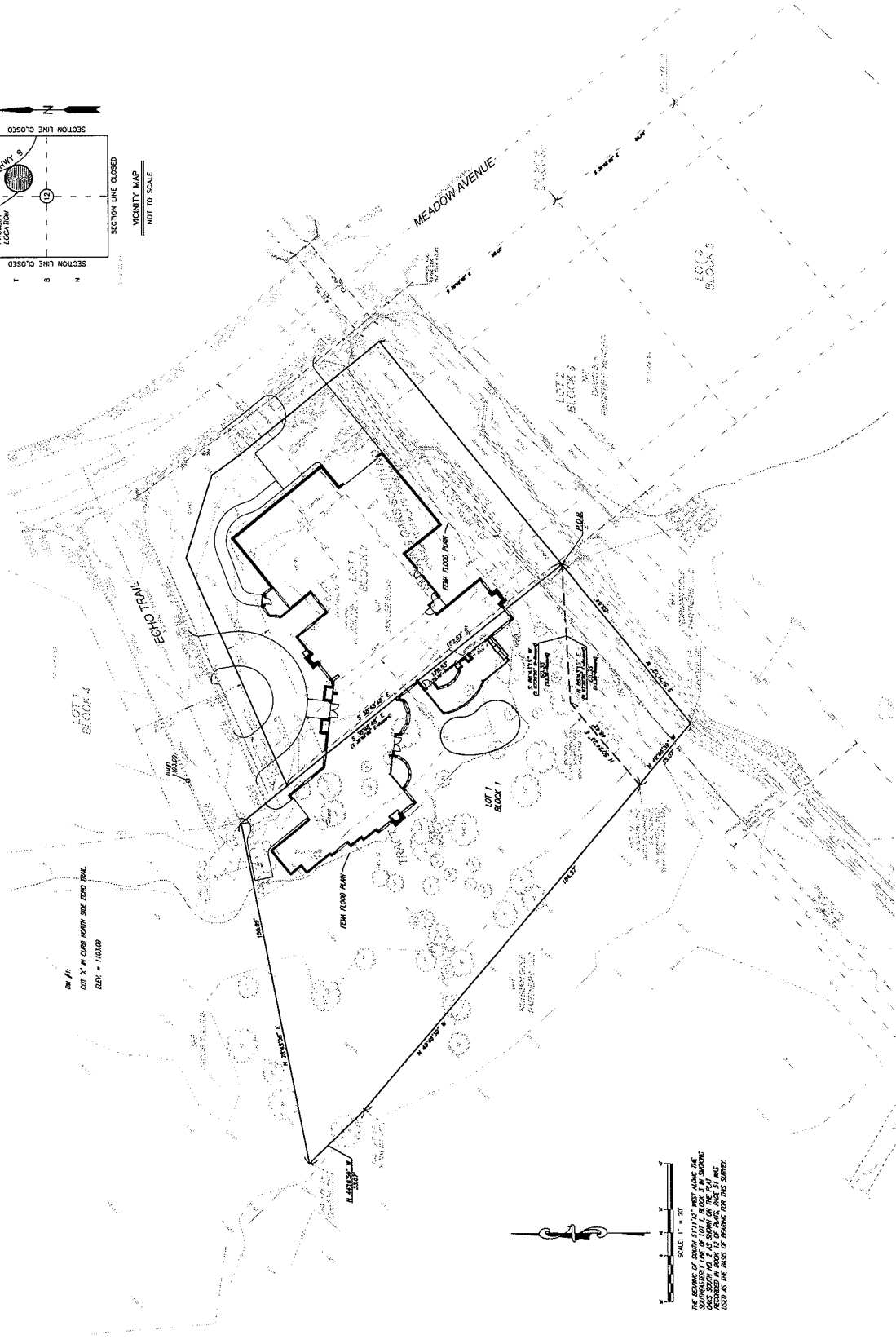
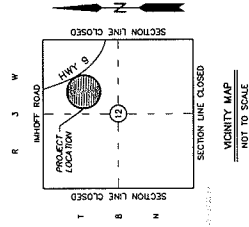
O'HARA ADDITION
ECHO TRAIL AND MEADOW AVENUE

SMC Consulting Engineers, P.C.
815 West Main • Oklahoma City, OK 73106
PH: 405-232-7715 FAX: 405-232-7759
Website: www.smc.com

AN OFFICE OF ALUMINUM IN CA 444 1ST ST
By

PROJECT NO: 556-00
DATE: 06/05/15
SCALE: 1" = 20'
DRAWN BY: JMC
ENGINEER: T. L. WOOD
P.E. NUMBER: 16325

PRELIMINARY SITE PLAN

[illegible]